

BRACKENRIDGE PARK MASTER PLAN 1997 UPDATE

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I. STATEMENT OF THE WORK

The 1979 Master Plan Update

Using the 1979 Brackenridge Park Master Plan as a foundation, Saldana and Associates Architects prepared this written and graphic analysis of the 1979 Master Plan, to cover a geographic area bound by Broadway, Mulberry, US 281, and Hildebrand Avenue. The areas included in this study are, Brackenridge Park, Koehler Park, Lions Field, and Allison Park. In addition to Brackenridge Park the redevelopment of Mahncke Park, as suggested by the Mahncke Park Neighborhood Association will be included. The following criteria was used in the analysis of the 1979 Master Plan Update:

1. Analysis of all circulation systems throughout the park. This includes vehicular, pedestrian, bicycle, equestrian and associated parking issues. The intent of this Master Plan is to limit the impact that the automobile has on this park. Emphasis on control of vehicular traffic throughout the park and its effect on neighboring entities were studied. Suggestions are being made in accordance with the 1979 Master Plan.
2. Analysis of river bank erosion control, rehabilitation of picnic facilities and pavilions, security and other lighting issues, restroom rehabilitation, ADA Modifications, rehabilitation of woodlands and natural areas, landscape work, way finding signage, educational and interpretive features are a part of this study. Suggestions to the above features in the park will be made in accordance with the 1979 Master Plan.

The 1979 Brackenridge Park Master Plan is a comprehensive study of the park and its neighboring entities. The problems identified in the 1979 Master Plan remain unresolved, and the majority of the solutions offered by that study are still valid today. This update study and its recommendations are in keeping with the spirit and substance of the Brackenridge Park Master Plan.

This Master Plan Update includes a written report with narrative graphics, site plans, photographic material, problems occurring in the park, and recommended solutions. A traffic study summary and citizens input is also included in the Master Plan Update.

II. INTRODUCTION AND PROJECT PARAMETERS

Brackenridge Park was officially opened to San Antonians during the Summer of 1901, after improvements were made to a large land donation by George W. Brackenridge's Water Works Company. This land donation, coupled with other areas surrounding it have collectively become known as Brackenridge Park. The current park includes areas known as Allison Park, Brackenridge Park, Lions Field, and Koehler Park. At almost One Hundred Years old, the park remains the most popular park in San Antonio, with activities that include the Sunken Gardens, the San Antonio Zoo, Horseback riding, Golf, Hiking and Jogging trails, as well as Fishing, Baseball fields, Paddle boats and concerts at the Sunken Garden Theater. The park and its activities are simply being "loved to death" by its users, the citizens and tourists of San Antonio.

In September of 1979, the city of San Antonio received what was then the first Master Plan for Brackenridge Park. This Master Plan revealed the strengths and weaknesses that the park beloved by its citizens contained. It outlined ways in which the city could address some problems of planning, growth, increased use and traffic which had developed over the years since the park's opening. Over the years that followed, the park received funding for several small projects that were spread throughout the park. None of these, however addressed the needs outlined by the 1979 Master Plan. Meanwhile, the park continued to see an increase in traffic, and more deterioration of the natural resources that have made the park a landmark in the beginning. Fifteen years after the initial Master Plan was submitted, the voters of San Antonio passed a Park Bond election that supplied Brackenridge Park with Seven Million Five Hundred Thousand Dollars for improvements. The city followed with the presentation of several work group sessions for studying the needs of the park. The participants in these work sessions included members of neighborhood associations, user groups, representatives from neighboring institutions, both public and private, and stakeholder groups. The result of the work sessions were a series of priorities that helped the city organize the work to be done in accordance with the Master Plan.

In May of 1997 the San Antonio City Council officially commissioned the firm of Humberto Saldana and Associates Architects to be the primary consultant for preparation of the 1979 Master Plan Update and implementation of the 1993 Bond election budget. In July of that same year, the first meeting to gain input from the public was held at the Witte Museum. During that meeting survey forms were distributed to the participants to gain a more current insight of thoughts and ideas regarding the needs of the park. The results of these survey questionnaires are included in this report. The first task given to the consultant team is to update the 1979 Master Plan. Subsequently the consultant team was asked to prepare a traffic study to understand the traffic loads and circulation problems that the park is experiencing today.

III. 1979 DESIGN OBJECTIVES

Objective No. 1

Brackenridge Park is to remain a public recreation space accessible to all San Antonians for all time.

Objective No. 2

No land in Brackenridge will be utilized in a manner other than as public recreation space and no land in the park shall be sold or removed from public ownership.

Objective No. 3

The natural beauty of the park will be preserved and compliance with this consideration will be the major determinant in any new development or redevelopment in the park.

Objective No. 4

The San Antonio River will remain in a natural state wherever it exists as such.

Objective No. 5

Park uses and facilities will be designed to provide for an enjoyable, quality, individual experience.

Objective No. 6

The Historic features and qualities of the Park will be preserved and emphasized. The Concession Building at Lambert Beach will be returned to primary visitor use.

Objective No. 7

The major, qualities of the park, such as the museums, the Zoo, the Sunken Gardens, the Sunken Gardens Theater, and the golf course will be protected, enhanced, and expanded where appropriate.

Objective No. 8

Other than the major, quality activities, all activities will be such that open space uses are emphasized rather than uses of a more intense nature.

Objective No. 9

Care will be taken with surrounding area land that it will not be developed in a manner detrimental to the present natural setting of the park. Conversely, park uses, which present a detriment to surrounding private property will not be developed.

IV. DEVELOPMENT GUIDELINES

In addition to 1979 Master Plan Guidelines

A. Flood Control

The safe control of flood waters from the park without environmentally damaging the landscape or ecology is a major concern. Concurrent with the guidelines set forth in 1979, this study recommends the continuation of the natural flooding systems within the park. In addition to this it is recommended that the city:

- Clean and repair all river edge banks, including stonework and grading.
- Avoid concrete channelization treatments of drainage ways.
- Remove existing concrete channelization treatments and return drainage ways to natural condition.
- Repair all necessary flood control devices and valves

B. Signage Systems

The system of way-finding through the park is an integral part of the parks usability and success. Signage systems allow visitors to easily locate the features and services within the park. The signage system will identify major destinations such as the Zoo, Sunken Gardens, Theater, and Skyride in a manner that identifies each facility clearly. Additional signage should educate visitors on the historical significance of several areas of the park, narrating the park experience. Further, interpretive signage should be placed throughout the park to inform park users about plant life, wildlife, archeological features and geologic formations.

C. Structures and Features

Brackenridge Park has evolved from a settlement to a popular family destination over the past century. As a park with a rich history, the structures that are in the park must be preserved. As outlined in the section entitled Design Objectives, the first use for any structure should be for the public. All additions or new structures must be architecturally sensitive to the scale, material, and context of the park. Masonry buildings will be built within the traditions set forth in the park, i.e., Mexican or German masonry techniques. Where applicable complete restoration of original structures is recommended.

- Restoration of the worker's village to the north west of Rock Quarry Road as a positive park amenity.

- Restoration of both the first pump house located near the Lambert Beach and the second pump house, located near the golf course clubhouse.
- Restoration of the Alamo shaped donkey barn as a part of the zoo expansion.
- Restoration and adaptive re-use of the Lambert Beach bath house to promote further use by park visitors.
- Restoration of Rodriguez structures, including foot bridges, several gazebos, entrance gate to Sunken Gardens.
- Restoration and repair of the Japanese Sunken Gardens.
- Adaptive Re-use of the Alligator Gardens facility.
- Repair, restoration and addition of restroom facilities throughout the park.

D. Surfaces

One of the important elements of the park, surfaces, are in direct contact with visitors. They provide an opportunity for environmental responsiveness. As a means for erosion control, or as a surface for a playground areas, the proper surface element can prescribe the uses of different areas of the park. Hiking trails, jogging paths, bikeways, roads, sidewalks, picnic areas are all affected by the surface choices.

- Apply top soil as necessary to area badly eroded and where tree roots are exposed.
- Resurface picnic areas with a low maintenance material such as decomposed granite.
- Re-establish lawn in all areas of bare ground. Where shade is too deep, use groundcover or decomposed granite
- Repair or replace existing damaged walks and roads.
- Add areas of special paving materials to delineate and accentuate pedestrian usage.

E. Outdoor Lighting

Outdoor lighting for the park setting should be both functional and aesthetically pleasing. The different areas of the park, each with its inherent use will be lit differently. Security lighting throughout the park will provide a safe environment for visitors and patrons of the park as well as provide a necessary tool for the patrolling of the park grounds by Park Rangers. Roadway lighting and sidewalk lighting fixtures will be historically appropriate reflecting the language of the park. Special illumination along the river will provide a soft, pleasing ambient glow for the length of the river. All light fixtures and poles will be constructed of metal or other durable materials in accordance with the 1979 Master Plan. Also, special security light/phone poles can be installed throughout the park for emergency contact with the park ranger office.

F. Plant Material

The natural landscape of the Brackenridge Park is the primary reason for its popularity. The popularity of the park is the primary reason for its current state of disrepair. With the current movement of 'Eco-Tourism' Brackenridge Park should preserve as much of its natural setting as possible. Large native trees that are a part of the park should be preserved and when possible, new trees should be planted. A selective clearing of the underbrush will provide new opportunities for picnic areas and other general park functions. The intention will be to clear away underbrush for expanded picnic facilities without disturbing the balance of natural habitats and ecological environments. A existing plant life should be encouraged to naturally regenerate with the same native species. All introduced planting shall be informal and easily maintained.

- Re-establish lawn in all areas of bare ground. In areas of deep shade, use groundcover or decomposed granite.
- Prepare a program and master plan for the re-establishment of ornamental bed areas, trees and native plant material within the park.
- Prepare a program to selectively clear underbrush in nature areas to provide a safer park environment.
- Reduce pesticide contamination and water waste by using organic gardening methods.
- All trees and plants introduced to the park should offer cover in a variety of heights, and where appropriate, provide man-made shelters (birdhouses, bat roosts, etc.).

G. Noise Control

All noise control shall be within the guidelines set forth by the city of San Antonio. However, to accommodate the Sunken Garden Theater there should be several proposals for the re-surfacing of the Highway wall with a more sound absorbing material. Dense planting along the wall coupled with an updated bathroom/concession structure can help absorb and deflect sound from concerts at the venue away from neighboring residences.

All concessionaire sound systems will be regulated by city placed noise restrictions. No concession will operate a sound system which can be heard at a distance of more than 200 feet from the concession facility.

H. Picnicking

One aspect of the immense popularity of the park is its picnic areas. These areas are under great demand during weekends and holidays. The limited number of picnic sites lead to this recommendation for more picnic areas as well as the re-establishment of existing, older picnic sites.

- Establish new picnic areas in order to relieve the pressure on existing facilities.
- Establish a program of rotating picnic site usage until all picnic sites have been re-established.
- Expand picnic usage into the natural wooded areas.

I. Nature Trails

The existing and new system of trails and pathways give the park users an opportunity to discover and explore the natural eco-system of the park. These trails can provide an opportunity for the education of park visitors. They can also provide a passive recreational space for visitors. Developed with the Americans with Disabilities Act, these trails can provide all visitors with a means for enjoying the park. Nature trails for the blind with a system for the education of visitors will be integrated within the park trails.

- Establish a clear system of nature trails with segregated uses for walking/jogging and horse back riding, in the natural wooded areas, by eliminating all automobile traffic paved roads.
- Small interpretive signs to identify points of archeological interest, plant species, show and explain geologic and other formations that are inherent to the park should be located throughout the network of trails to inform visitors.

- Plant local native or adapted plants along trails which produce flowers, seeds, nuts, fruits, berries, and other foods that attract wildlife.
- Remove most of the automobile roadways that exist throughout the Wilderness Area and return these areas to trails for walking, jogging and bike riding.

J. Horse Trails

As a matter of public safety, limit horse traffic to designated trails. All horses shall be contained in fenced trails that are sixteen to twenty feet wide. Horse trails are to be confined by fencing, and horses are to be confined to a prescribed area. The trails shall have openings for pedestrian crossings every one hundred feet. Pedestrian crossings of horse trails shall be constructed of compacted sand or similar material where possible in an effort to eliminate muddy crossings.

K. Bicycles

Establish a clear system of bike trails which is separate from jogging and horse trails. These trails when separate from roadways, will be made of six foot wide appropriate surface and will connect the area of the park North of Mulberry with the South golf course and jogging trails.

L. Roads and Parking

At present, paved roads encourage continuous movement of traffic through the park. This same continuous roadway causes problems for the neighboring residential areas. Two options for addressing this problem are :

1. Allow cars to continue to park within Brackenridge Park while minimizing the impact on the landscape. This allows an easier access to various park amenities but reduces the amount of pedestrian friendly green space within the park.
2. Provide parking for visitors in peripheral parking lots or parking structures and provide a means for transporting visitors to the various park destinations and to the Botanical Center.

A traffic study has revealed that congestion within the park could be relieved by creating a new parking lot on San Antonio Independent School District property on the western edge of the park. If developed, this parking lot for approximately 700 cars would be connected to the rest of the park by a new Tuleta Drive that would connect to Alpine Road on the western edge of the park, behind the Sunken Garden Theater. A second location for a new parking facility, could be a joint City of San Antonio - San Antonio Independent School District Parking Structure located on school district property east of Alamo Stadium.

A third possible location for a 700 car parking structure is the Texas Department of Transportation right - of - way located west of the aforementioned school district property, by the Northbound entrance ramp to US 281.

Further, other parking needs exist at the Northeast portion of the wilderness area to accommodate the increased number of visitors to the park picnic area and Witte Museum and Pioneer Hall. A possible location for this parking lot could be at the existing city nursery along the Eastern edge of the Park. The pathway that connects the parking area with the picnic areas in the wilderness and museum entrance can be design enhanced as an interpretive collaborative effort between the Witte Exhibition Designers and the City of San Antonio. Other recommendations are:

- Re-establish an entry road from Broadway into the park, to serve as a major entrance to the park.
- Change traffic patterns to eliminate automobile traffic from the Zoo entrance and the low water crossing by re-routing traffic to the proposed Tuleta Drive connection.
- Integrate most roads within the Wilderness Areas to accommodate service and emergency vehicles right of way as well as automobile traffic and improved pedestrian access throughout the park.
- Reduce the paved roads and parking areas around the Joske Pavilion and Concession Building area.
- Improve the entrance to the zoo, concession facility and refreshment area by eliminating traffic circulation and by creating a new entry pedestrian plaza and drop-off area.

M. Land Use

The intent of this Master Plan Update is to present a clear understanding of the Park's role within the city environs. As one of the largest urban parks in San Antonio, Brackenridge Park land is to be maintained and preserved for all generations by the city. It must therefore, be re-aligned to fit the needs of the ninth largest city in the United States. Respecting the green space within the park is illustrated by the treatment of the park's primary land types - the perimeter conditions and the interior conditions.

This perimeter condition is primarily regarding how the park interacts with its surroundings. The eastern edge of the park is clearly defined because of the Catalpa - Pershing Channel and Avenue B that borders the park, however, the businesses along this street generally have their backside turned to the park. The perception, then, is that the park is not received nor accommodated by the businesses there. Solutions can be offered through the joint private-public sector cooperation.

Other entrances to the park on St. Mary's Street, Mulberry Street at Broadway Avenue, Park Road at Hildebrand, Tuleta Drive at US 281, and Tuleta Drive at Broadway Avenue each lack a clear definition of the entrance sequence to the park. Understanding the edge of the park is as important as respecting the green space within the park.

The land use within the park can best be described through reference to one of the deed restrictions placed upon a major portion the land before it was donated to the city, it can be found in Volume 185, pages 183 - 188, Deed record of Bexar County, Texas. It is for the large parcel of land given to the city in 1899 by what was then the Waterworks Company, owned by Mr. George Brackenridge.

"...(the City) shall not permit the said premises, or any part thereof, at any time to be used for any other purpose or purposes, "than a public park."

This deed restriction should guide the city's decision for activities and uses of the park land. It is therefore recommended that all activities within the park boundaries be justified against this restriction.

V. THE MASTER PLAN

“The basic Intent of the Master Plan is to preserve and enhance the existing major, natural and manmade features and activities, and to further compliment these with an overall setting emphasizing natural, attractive open space.” (1979 Master Plan)

The 1997 Master Plan update commits itself to the original vision for the park. The Brackenridge Park Master Plan will continue to take advantage of the variety of recreational activities available to park users. In addition, the revised master plan will also advocate the return of historic structures and activities to public uses. SALDANA AND ASSOCIATES / SWA has outlined a scheme for the revisions to the 1979 Master Plan.

A. Perimeter Conditions:

The peripheral conditions of the park are examined and proposed solutions described herein. The scheme presented addresses the perimeter as follows:

Along Broadway Avenue, the entrance across the street from Mahncke Park is re-aligned with Funston Drive for easier recognition of the entrance to the park. The George Brackenridge monument is accommodated with a new entrance road that aligns it with Parfun Way marking the eastern formal entrance with Mahncke Park to the along Funston Rd. This intersection of Broadway, Funston, and Parfun Way is designated as a primary entrance to the park by use of crosswalk pavers to connect to the Mahncke Park and the Botanical Gardens beyond, lighting poles, richly landscaped areas and graphics for park entrance recognition. Turning lanes along Broadway are inserted to facilitate ease of entering the park.

- A new major park entrance to the West along the access road from US 281 North will divert traffic from the St. Mary's / Mulberry Road intersection. An observation tower will mark this entrance. Upon entering, this road will lead to either a parking structure or lot and Sunken Gardens visitors have a short walk from this area.
- The Hildebrand / Park Road entrance will be closed for safety considerations. The paved road area will be returned to picnic and general use park space with an emergency vehicle right of way maintained through this area.
- The Old Rock Quarry Road entrance is to be developed as a major entrance to the park with intense landscaping, berms and the use of water.

B. Circulation:

The roads, paths and trails of the park are examined and variations described herein. The Master Plan Update addresses automobile circulation through the park as well as horseback trails, jogging trails and hiking paths to varying degrees.

- In an effort to minimize the overall effect of automobiles on the park, vehicular traffic will be planned to allow a connection between the carousel parking lot and Red Oak Drive. The Old Quarry Road will be diverted to the East toward the South entrance to the carousel parking lot.
- Mulberry Avenue will be closed to through traffic from noon to 6 p.m. on Sundays to facilitate alternate circulation routes through the park and avoid grid-lock at the intersection of Mulberry and North St. Mary's
- Bicycle trails throughout the park will integrate the park with bike trails of surrounding neighborhoods.
- The Horse trails are to be confined to two areas; the triangular shaped area east of the existing stables known as Allison Park. The other area is immediately east of Red Oak Road in the natural wooded area. Horse trails are to follow the west bank of the river under the Mulberry bridge at water level, then enter the trails of the wilderness area. Characteristics of these horse trails can be found in the Development Guidelines section in this book.
- Jogging trails provide a challenging and safe environment for the enjoyment of the park surroundings. The trails encompass areas both east and west of Mulberry St. The trails wind through the golf course and cross at two locations along Mulberry Street. The first location is near Avenue B and the Catalpa - Pershing Channel. The second crossing is near the intersection of Red Oak and Mulberry St. These jogging trails will also provide service and emergency vehicle right of ways for access to these parts of the park.

C. Interior Conditions:

The various activities within the park are described and proposed changes to them are noted. The Master Plan Update reflects the value of open general park use land. The master plan proposes the removal of non-public facilities from the park.

- The Animal Shelter, the Parks and Recreation Operations offices and Maintenance Facilities, as well as the City Horticultural Nursery should all be removed from the Park.
- The Old Quarry Road Softball diamond as well as the Lambert Beach Softball Field is to be relocated outside the park proper. One alternative location is the Olmos Park Baseball complex.

D. Park Space:

The various types of spatial conditions are examined and proposed changes are noted. Areas of the park that are currently under utilized will be re-aligned for further use by visitors.

- The historic Lambert Beach changing rooms will be restored and reprogrammed.
- A portion of the Catalpa-Pershing Channel is to be covered and landscaped. A ten foot by ten foot underground culvert will be installed and will serve as a drainage duct.
- The historical Kampmann House and the Posse House are to be restored and used as a meeting space by community groups.
- The existing golf driving range will then be returned to an open, soft scaped area for open play and picnicking.
- The natural wooded area east of the river is to remain a natural timber stand and habitat. However, the underbrush is to be selectively removed in certain areas to create picnic areas, jogging, hiking and biking trails. Most vehicular traffic will be eliminated from this area, and existing asphaltic material is to be removed; where appropriate.

Brackenridge Park Master Plan

Perimeter

The proposed park perimeter is maintained as described in Section V : The Master Plan.

Circulation

St. Mary's Street (Old Quarry Road) is terminated by a colonnaded visitors gateway immediately North of the existing entrance to Sunken Gardens and Alpine Road at the Tuesday Musical Club. Traffic is then re-routed to the east along a new section of Tuleta shown on the site plan. The paved road north of this intersection becomes a landscaped pedestrian space. A new visitor/information center located at the end of the existing parking lot will serve as a pick-up drop-off point for visitors. This center will also have exhibits depicting the history of the park, as well as a resting place for park visitors. The existing carousel will be relocated to an area East of the main train depot.

Only Red Oak road and a portion of Parfun Way remains as vehicular park roads within the wilderness east of the river. All other paved vehicular roads are removed.

Hildebrand entrance to the park is closed and this area becomes pedestrian space with an emergency vehicle right of way maintained.

Interior Conditions

This Master Plan Update takes most vehicular traffic out of the park. As a result the interior conditions are re-aligned for general park use, to include picnic areas, expanded biking, hiking, and jogging trails. The proposed park interior conditions are maintained as described in Section V: The Master Plan.

Park space

By removing the ball diamond at Lambert Beach Field this area will be returned to open play area. The area immediately south of the former Hildebrand Avenue entrance is also returned to general park space with picnic facilities adjacent to the river. The Former Polo Field (current driving range) becomes open play area as does the area directly west of the existing carousel parking lot.

Mahncke Park Master Plan

Overview

Under the direction of the City of San Antonio Parks and Recreation Department and through information supplied by The Mahncke Park Neighborhood Association, Mahncke Park will be augmented with new features to accommodate its increased use as a neighborhood center.

Circulation

Mahncke Park is bordered by Broadway Avenue to the West, Funston Place to the South, Parland Place to the North and North New Braunfels to the East. The only vehicular circulation through the park is through Milton Street which bisects the park.

Pedestrian traffic is primarily focused around neighborhood use and the Lamar Elementary School along Parland Place. Students and pedestrians cross the park daily. Other circulation considerations are bike paths that connect across Broadway and to the Bicycle route along Avenue B.

Mahncke Park is also situated as a link between Brackenridge Park and the Botanical Gardens to the East.

Interior Conditions

The neighborhood park master plan increases the use of the park by proposing several amenities. Connecting Mahncke Park to Brackenridge Park at the western edge of the park incorporates the existing water fountain and adds planting and paving geometry to create a formal entrance for the park. Exercise paths radiate from this feature and meander to the Eastern edge of the park. These paths are proposed as six foot wide crushed granite paths. Areas where paths cross.

A primary issue to be addressed is the drainage throughout the park. The drainage ditch that runs East to West inside the park limits the potential use of the park. Therefore, the neighborhood association is proposing to cover the exposed ditch with an underground culvert from Milton Street West towards Broadway Avenue. This will allow the park users to reclaim this area for activity space.

Park space

The park space has several improvements suggested by the neighborhood association. They include relocating the statue of Mr. Mahncke, building a low sitting height stone wall at the Eastern edge of park to form a casual place to rest and provide a view of the city, planting of new trees and wild flowers, adding small foot bridges along pathways, and the stabilization of the existing drainage banks with stone retaining walls.

VI. TRAFFIC STUDY SUMMARY

(In addition to 1979 Master Plan Traffic Study)

The traffic consultant team has examined the problems, constraints, and solutions identified by the area community as well as visited the site itself. From the site visit, observations, and documents, the consultant team worked to determine which solutions will respond to the traffic and parking problems identified in the park.

According to the members of the park community, traffic "grid-lock" occurs, particularly at St. Mary's St. and Mulberry Ave., on Sundays between noon and 6:00 PM. The St. Mary's exit ramp on U.S. 281 (McAllister Freeway) occasionally becomes clogged up with traffic as a result of grid-lock on Mulberry Ave. The River Road neighborhood suffers from this congestion with traffic unable to enter or exit the neighborhood. In addition, the community expressed concern that special events in the park, such as rock concerts, create problematic traffic and parking conditions in the area. Illustrations of neighborhood concerns, along with photographs of existing conditions within the park, can be found in the Sverdrup Traffic Report under separate cover.

A site visit was made to determine the amount of congestion in the Brackenridge Park area. Traffic flow was observed and counted over the weekend of August 23 and 24, 1997. This weekend was not a holiday, and produced "typical" weekend volumes, according to park employees. There were no concerts or other events that would produce large amounts of traffic. However, the "grid-lock" concerns of the neighborhood are valid, and the problem has been studied. The solution proposed by the community, which involves some costly roadway realignments and construction, may help achieve the reduction in traffic congestion sought. The recommendation of the community study, which includes not only the North St. Mary's - Mulberry connection with "Tee" intersections, but also a new main entrance to the park from the north with the possibility of constructing a new parking lot between the new driveway and the Sunken Garden Theater. This removes traffic from the interior of the park during peak periods.

Moving traffic away from neighborhoods may also help to cut down on problems that arise from special events held in the park. The addition of an alternate East-West axis along Tuleta-Alpine within the park will also help to reduce the amount of cut-through traffic along Mulberry. Changes to existing park entrances may also serve to enhance the visibility and attraction of the park.

VII. CITIZEN INPUT

A series of Public Information and Consensus meetings were held in the Summer of 1995 as well as in July 1997. User groups and shareholders reviewed the strengths and weaknesses of the existing park environment and were asked to make recommendations to the city. The participants included a concept of "shared resources" within the park that can help open up areas of crowded land use. There should be a renewed interest in public property / private entity concessions with the current reservation office near Lambert Beach being replaced with a restaurant serving the restored Lambert beach picnic area. The city parks and recreation office should be decentralized and administration relocated outside the park proper. Maintenance facilities should be relocated to better serve the four quadrants of the city. The city animal control facility should be relocated and land dedicated to the preservation of animal life, the zoo.

Blank survey forms were distributed to all citizens attending the July 1997 meeting.

BRACKENRIDGE PARK REHABILITATION

Park Development Survey Results

Ranking	Program Item	Survey Count
1.	Rehabilitate the general lighting at the sunken Gardens Theater.	441
2.	Drainage improvements at the Sunken Gardens Theater.	422
3.	Rehabilitate hard surface multi-use area at the Sunken Garden Theater.	418
4.	Rehabilitate/preserve historic facade at the Sunken Gardens Theater.	417
5.	Replace the seats at the Sunken Gardens Theater.	416
6.	Rehabilitate/improve restrooms.	321
7.	Rehabilitate/improve security lighting.	296
8.	Improve interior circulation for vehicles, bicycles, wheelchairs, etc...	292
9.	Rehabilitate woodlands, natural areas, and river banks.	281
10.	Install an irrigation system and lighting at the Japanese Tea Gardens.	268
11.	Rehabilitate/improve pedestrian/jogging trails.	261
12.	Rehabilitate river banks and retaining walls.	256
13.	Rehabilitate/improve playgrounds.	251
14.	Rehabilitate/improve picnic facilities and pavilions.	248
15.	Rehabilitate landscaping	246
16.	Rehabilitate/improve vehicular and bicycle parking.	245
17.	Provide directional/pathway signage throughout the Park to make more "user friendly".	240
18.	Provide more interpretive and educational features throughout the Park.	229
19.	Inspect the iron truss bridges to determine the condition and maintenance requirements.	226
20.	Improve Tuleta/St. Mary/s streets intersection and redevelop the Park entrance.	217
21.	Rehabilitate and preserve the acequia.	215
22.	Improve vehicular and pedestrian linkage to Botanical Center	207
23.	Rehabilitate/modernize irrigation systems.	206
24.	Install circulation system at the Japanese Tea Gardens and repairs ponds for water re-use.	191
25.	Develop a visitor center for the Park, other parks and other area attractions, which could also serve as a transit.	185
26.	Rehabilitate Rodriguez sculpture.	161
27.	Rehabilitate Pioneer Hall.	153
28.	Rehabilitate/replace frozen valve at Gate No. 2.	146
29.	Improve Park entrance at Hildebrand.	130

* (115 TOTAL RESPONENTS)

OTHER (PLEASE LIST BELOW)

- 30 - VERY HIGH PRIORITY - Parking near the witte
- 5 - Avenue B surface road work.
- Keep the vagrants off property.
- Parking on rear of Pioneer Hall (Pavement).
- More parking for Sunken Gardens Theater.
- Note: Served on task force to rehabilitate sunken Gardens theater several years ago.
- 5- Improve Acoustics to offset noise at sunken gardens theater.
- Upgrade restrooms at Sunken Gardens Theater.
- Because Sunken Gardens has become such an important and enjoyable concert venue, improvement are long overdue.
- Install security fence around perimeter of Sunken Gardens to eliminate persons entering through cliff area & sides.
- Better traffic control prior to & following Sunken Gardens events.
- Establish a direct phone line/recording for event information at Sunken Gardens.
- Install sun shade over entire seating area of Sunken Gardens Theater.
- Establish parking & shuttle operations for Sunken Gardens events at Alamo stadium parking lot and lot acres from Zoo.
- Leave the river banks alone! The birds like them.
- Lighting at the Sunken Gardens Theater use profits from concerts.
- Drainage improvements & replace the seats use concert profits to do this.
- Why did you throw out the 95 report?
- Give us data priority numbers costs.
- If necessary, use some bond \$ to bring land for pound & maintenance.
- Limit car traffic - especially on weekends.
- Preserve natural areas for wildlife. Do not Rehabilitate.
- More water fountains - spread throughout the park.
- More maintenance personnel.
- Keep trucks from driving on brick walking paths.
- No destruction of grass, etc. with huge tents for parties.
- No more parking - there's plenty of space at SW Bell & across Broadway.
- Remove dog pound.
- Move park maintenance.
- Why not terrace the theater - Similar to the amson river theater & eliminate need for hard seats!
- Landscaping also needs much improvement in theater area!
- Traffic on Mulberry St. especially on Sunday afternoon is area problem. Many of Tourists are just riding around in circles, not actually using the park grounds. Hopefully something can be done to control the amount of traffic flow, perhaps the Park Rangers and address this problem.
- Restore the footbridge river crossing at East Woodlawn & River Road.
- The Witte Museum has added the newest most popular new building to Brackenridge Park that has increased attendance dramatically. The visitor needs parking at the Witte! Give us better parking at the City's best Museum.
- Parking for Witte Museum most important! With the tremendous increase in attendance at the Witte, the visitor has no place to Park.
- Relocation of Brackenridge statues.
- Repaving of Main parking lot by carousel.
- Removal of brush in back wooded area behind nursery.
- Clean up the water in the river!!! It's a nasty, embarrassing, health hazard! at least scoop off all the trash floating around.
- Mahnacke Park should not be used as a link between Brackenridge Park and Botanical Center.
- Mahncke

- Park is a neighborhood park with its own unique purposes and uses. Any development in Mahncke Park should respect the needs of the neighborhood.
- Improve Vehicular but limit vehicular access to the enter Park please.
- Woodlands - plant new trees.
- Address/ improve park entrance at brackenridge.
- Improve connection to Mahncke Park near Brackenridge.
- Plant new trees.
- Plant new trees.
- Plant new trees.
- Retain low water crossing- Although consider making it Accessible to pedestrians only.
- trash
- Remove skyride.
- Connect Brack Park entrance to Mahnacke Park.
- Control noise pollution.
- Control vehicles in park to avoid gridlock & to minimize impact on the river Rd. Neighborhood.
- Overflow traffic on Mulberry.
- Overflow parking during concert events.
- Limit Vehicular access/parking.
- Clean & maintain river & waterways.
- Assure pedestrian safety/maintain "pedestrian - friendly" atmosphere.
- Control noise pollution of all kinds.
- Protect & maintain natural areas.
- Extend liking/jogging trails through the golf areas.
- Streets drainage.
- River banks erosion control.
- Pavilion erosion control.
- Erosion needs to be addressed - both at the river and around the picnic facilities.
- If SARA receives funding from the U.S. Army Corp. of Engineers we would need additional row along/avenue B to construct flood control. This alone would probably near that the nursery and park staff be moved to a new location.
- Implement bike S.A. plan as specified in detailed description, (enclosed).
- Safety as issue need more outlets for river rd. residents.
- Add adequate parking for Witte Museum/Zoo.
- Improve vehicular and bicycle parking especially at Witte Museum.
- Upgrade restrooms @ Sunken Garden Theater.
- Construct additional restroom facilities at Sunken Garden Theater.
- Covered seating arces at Sunken Gardens theater.
- Sunken Garden can really help out people around the Park area to enjoy music & community.
- We need Sunken Gardens to Look Better!
- Create a link between Botanical Gardens and Brackenridge Park, incorporating Mahncke Park in the scheme - This could include predestine areas, hike route, trolley-shuttle bees- the parks-gardens-Museum careed become a very market-able, close-to- downtown attraction for visitors & residents alike.
- Remove chainlink fence on wet side of Golf Course between E. Mulberry & water crossing at east woodlawn these should be low cost with high effect in naturalizing the S.A. River & the Golf Course.
- Remove chainlink fence on South Side of East along the Golf Course (Between E. Craig & Lindell).
- Note: If you have question about this, Please Call me at 733-7460.
- River Banks NO- They're fine the wide variety of water birds love them the way they are.
- Improve pedestrian/jogging trails- Put boundaries on the present saving zone trails, them DO NOT ALLOW any vehicles on them.
- Why? they were working fine until last summer's drought.
- Direct traffic around, not through the park.
- Move the pound and park maintenance elsewhere use bond \$ to bridge land if necessary as allowed in order to improve circulation.

- Leave the natural areas the way they are.
- Fix horse & jogging walking trails them prevent cars including maintenance from using them.
- Increase number of water fountains along walking/jogging trails.
- Please correct the now existing problem of car traffic jams Sundays weekends and holiday in Brackenridge Park by the cruising crowd these people have taken over park families with children to the elderly can't use park facilities. Also the gay men take over in the evenings sitting on the park benches
- with a plug in radio in their cars while other men cruise the park. There are also drug transactions going on. We have seen these activities when we fish & bike ride. Lots of nice families want to enjoy the park but it is dangerous. Please make it "user safe & friendly".
- Close area to vehicle traffic.
- Causes to much erosion let rive banks recover.
- A high priority for me is keeping the park and river clean clear litter and debris more often.
- keep the river free of litter/debris.
- Do something about parking so we will not have double parking one our narrow streets in front of our homes on special nights at the Sunken Garden. Have exits on Hildebrand and Broadway with no turns on side streets off North St. Mary's. avoiding noise in neighborhood barricades are always knocked down.
- Please take the barricades down which prohibit bicycles from the streets inside the park. Please put a real hot tea concerns on in the Japanese Tea Garden which currently does not even reel tea! Do it in an authentic manner similar to S.F.'s Golden Gate Park.
- Please install a ramp on the Pedestrian bridge which limbs the zoo to the pavilion (over the creek) at present, you can hike from one side of the bridge only to find you none to walk your hike down the steps on the other side. It is an accident waiting to happen very miss leading. It could happen to a wheelchair.
- It's very difficult to walk/run on bike next to roads throughout the Park due to heavy traffic. Could there be a walking/biking track next to the roadways for other types bike trail in Austin around town lake is an inexpensive trail to maintain. I'm not suggesting eliminating vehicular traffic but to provide a hike bike path next to it!! This could extend from Park to outer areas such as neighborhoods and encourage biking into park. Could the chains that prohibit vehicular from entering certain areas of the park be changed to provide a "bike gap" that allows access? Often chains extend completely across road.
- The entrances to the park off Mulberry across from the Municipal Golf course are unattractive, especially the area between the cage of woods and roadway. Cars use it to turn around and damage the trees/tundra that do exist. Coned this be landscaped and bordered to eliminate cars & augment Park.
- Could we ticket litter-ers more heavily? Water and park grounds full of picnic trash.
- Bicycles, horses, wheelchairs, etc. without vehicles this item would have a high priority.
- Improve vehicular and bicycle parking Park outside; walk in.
- Rodriguez sculpture a description would be helpful here the concrete tree structures?
- High priority: Stop allowing cars to clog Mulberry Ave. and St. Mary's on Sundays afternoons and evenings. Keep Mulberry and St. Mary's open to emergency vehicles and residents of nearby neighborhoods during weekends, runs and special events at Sunken Gardens. Control parking so that it does not overflow into surrounding neighborhoods or interfere with access to and traffic flow and emergency vehicle movement on Mulberry Ave and St. Mary's Street.
It is extremely important that traffic control on Mulberry and St. Mary's be done during events at Sunken Garden so residents of Neighbor are safe and can enter & exit as need when emergency have arisen in the past critical entrance and exit was not available. It extremely important, that Security and parking be monitored during events at Sunken Gardens when the Parking over flows South of Mulberry into the River Road Neighborhood. It is extremely important, that jogging & bicycle lanes be/established thru and around the Park from St. Mary's to Hildebrand and from 281 to Broadway also along Mulberry.

VIII. SUMMARY

In addition to 1979 Master Plan Guidelines

The problems facing Brackenridge Park are consistent with those facing urban parks throughout the country. The demands of a growing population are being translated into a growing demand for recreational space. Brackenridge Park is a unique amenity that the citizens of San Antonio currently treasure and have treasured for generations. Akin to some cultural rituals that have existed in other countries, Brackenridge Park has its share of generations of families that have arrived a day early to claim a spot for the annual Easter or Labor day family picnic. Generations of teenagers that have used the park to exhibit their cars or motorcycles, or that have used that park grounds for exercise or bird watching. The City of San Antonio has shown vision preserving the park space for public use.

One part of this vision was the commission of a Master Plan in 1979. In the years that followed the acceptance of the master plan, the momentum to implement the plan had been lost. In 1997, the city reinvigorated the plan by commissioning the study to update the 1979 Master Plan and provide suggestions for the revisions and implementation of the master plan through a bond election that the citizens of San Antonio approved.

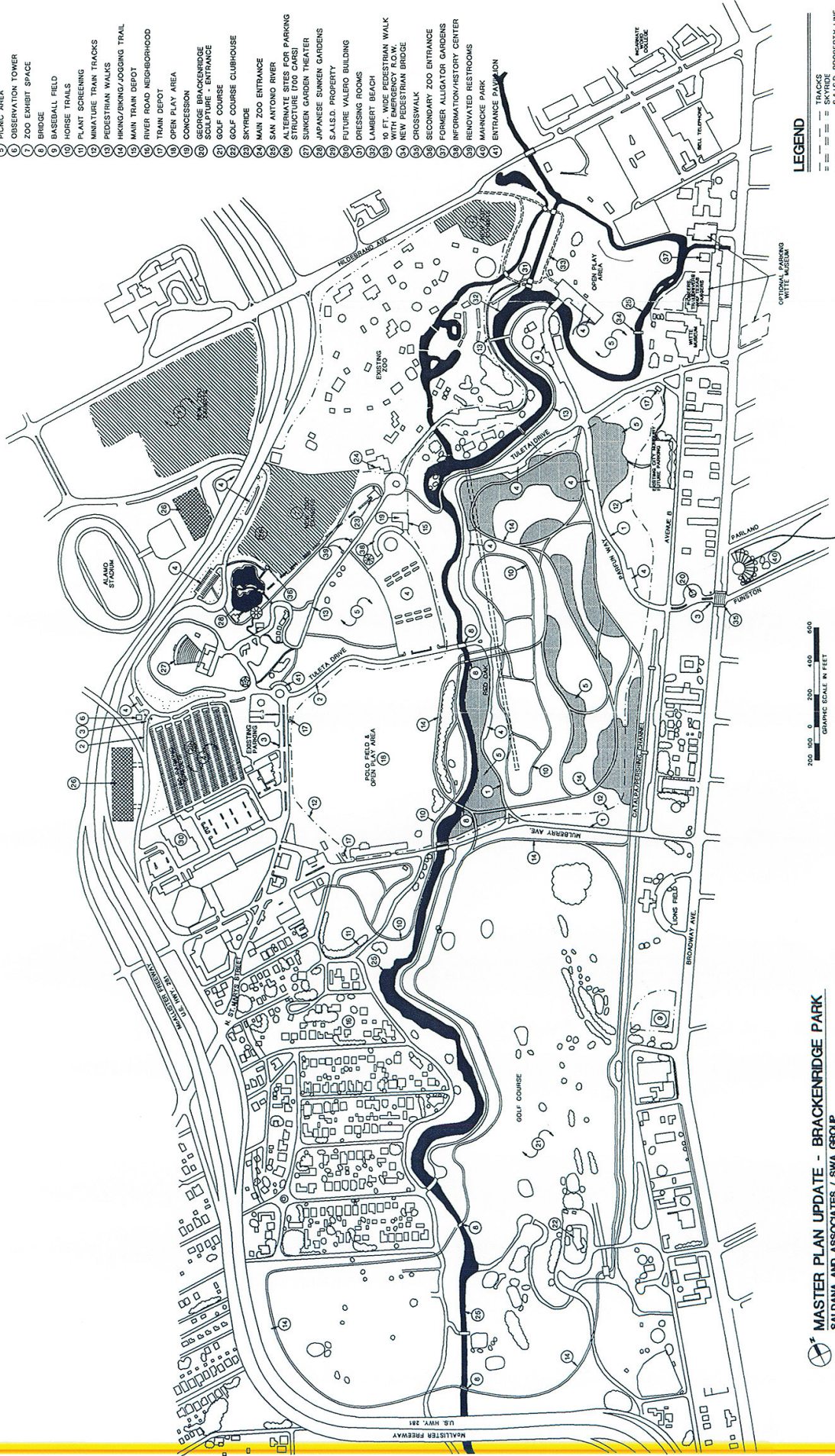
The problems outlined in this report as well as the solutions recommended here are based on the prioritized needs of the park community, shareholders, neighborhood groups, and surrounding institutions. The consultant team has worked to understand the different factors involved in the overall park vision as well as the impact that projected growth of the city will have on this green open space for the recreation of San Antonio families. The primary message of the 1979 Master Plan update is clear: preserve the open park space. Saldana and Associates concurs with this statement and it is this spirit which is reflected in this update to the master plan document.

KEY NOTES

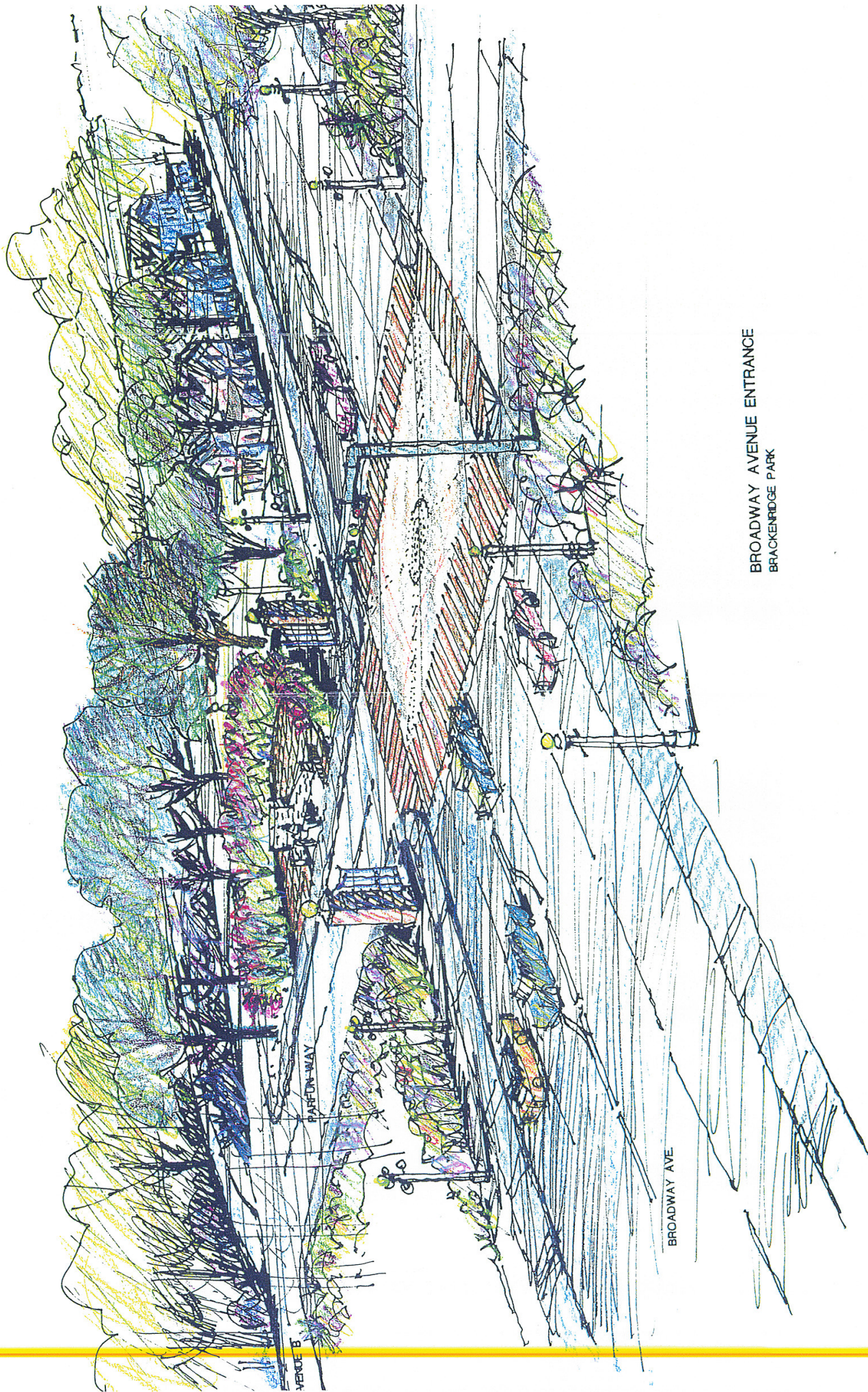
- 1 EXISTING ROAD
- 2 NEW ROAD
- 3 PARK GATEWAY ENTRANCE
- 4 PARKING
- 5 PICNIC AREA
- 6 OBSERVATION TOWER
- 7 ZOO EXHIBIT SPACE
- 8 BRIDGE
- 9 BASEBALL FIELD
- 10 HORSE TRAILS
- 11 PLANT SCREENING
- 12 MINATURE TRAIN TRACKS
- 13 PEDESTRIAN WALKS
- 14 HIKING/BIKING/JOGGING TRAIL
- 15 MAIN TRAIN DEPOT
- 16 RIVER ROAD NEIGHBORHOOD
- 17 TRAIN DEPOT
- 18 OPEN PLAY AREA
- 19 CONCESSION
- 20 GEORGE BRACKENRIDGE SCULPTURE - ENTRANCE
- 21 GOLF COURSE
- 22 GOLF COURSE CLUBHOUSE
- 23 SKYRIDE
- 24 MAIN ZOO ENTRANCE
- 25 SAN ANTONIO RIVER
- 26 EXISTING ZOO STRUCTURE (700 CARS)
- 27 JAPANESE GARDEN THEATER
- 28 FUTURE VALERO BUILDING
- 29 DRESSING ROOMS
- 30 LAMBERT BEACH
- 31 10 FT. WIDE PEDESTRIAN WALK
- 32 NEW PEDESTRIAN BRIDGE
- 33 CROSSWALK
- 34 SECONDARY ZOO ENTRANCE
- 35 FORMER ALLIGATOR GARDENS
- 36 INFORMATION/HISTORY CENTER
- 37 RENOVATED RESTROOMS
- 38 MARSHES PARK
- 39 ENTRANCE PAVILION

LEGEND

- TRACKS
- - - SKYRIDE
- SAISD PROPERTY LINE



MASTER PLAN UPDATE - BRACKENRIDGE PARK
SALDANA AND ASSOCIATES / SVA GROUP
FEBRUARY 2, 1988



BROADWAY AVENUE ENTRANCE
BRACKENRIDGE PARK

BROADWAY AVE



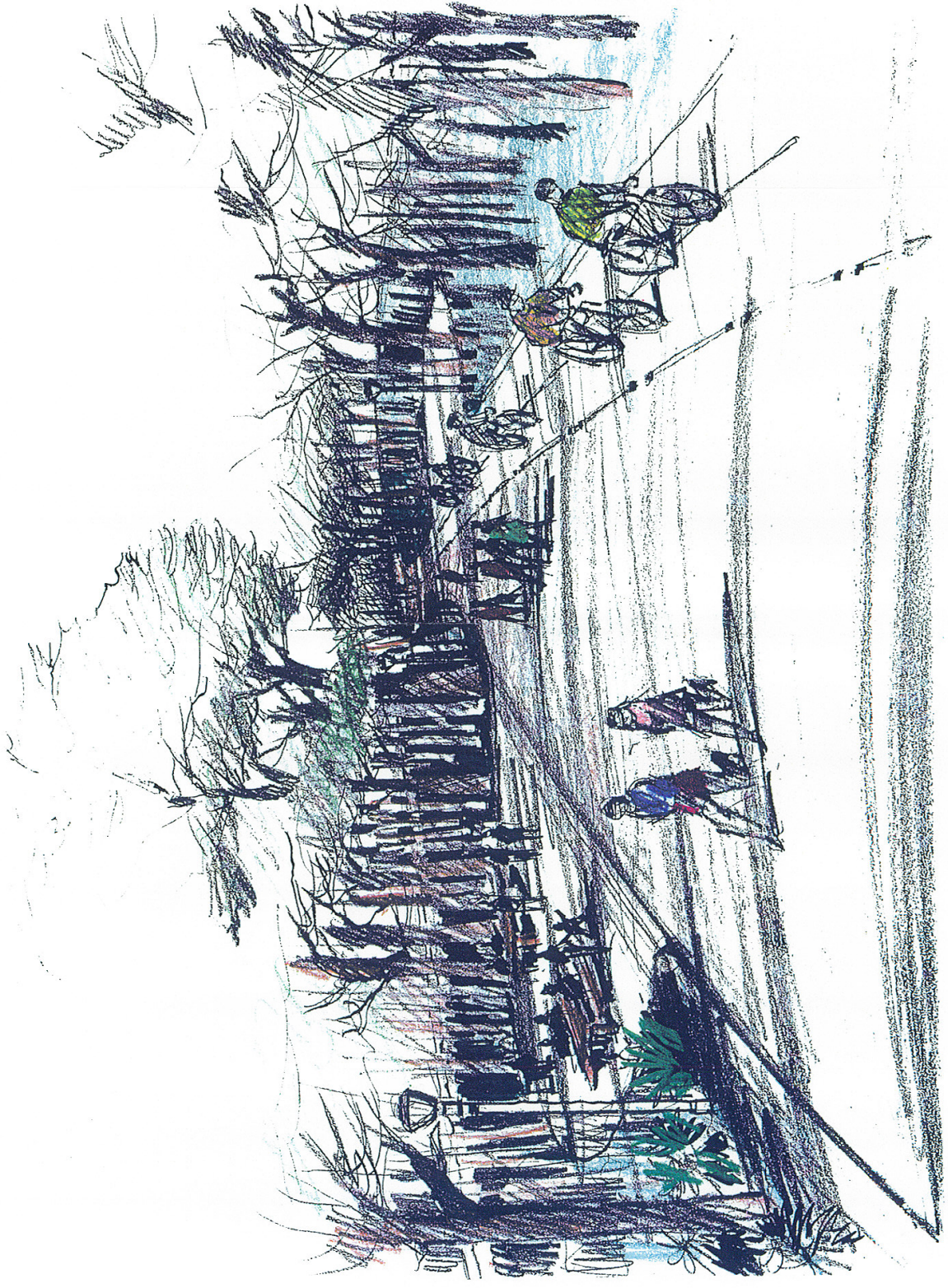
OLD QUARRY ROAD ENTRANCE
BRACKENRIDGE PARK

TULETA DR.

OLD QUARRY ROAD

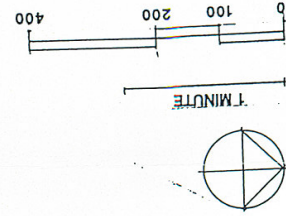
THEATER
ENTRANCE





MAHNCKE PARK CONCEPTUAL PLAN

NEIGHBORHOOD ASSOCIATION



PARK IDENTIFICATION SIGN

FOUNTAIN

LARGE STORM INLET

STONE BRIDGE WITH A WALK ONE SIDE

WILDFLOWERS

MESQUITE TREES

ERODED DRAINAGE BANKS

FOOTPATH - DIRT

DEDICATION PLAQUE

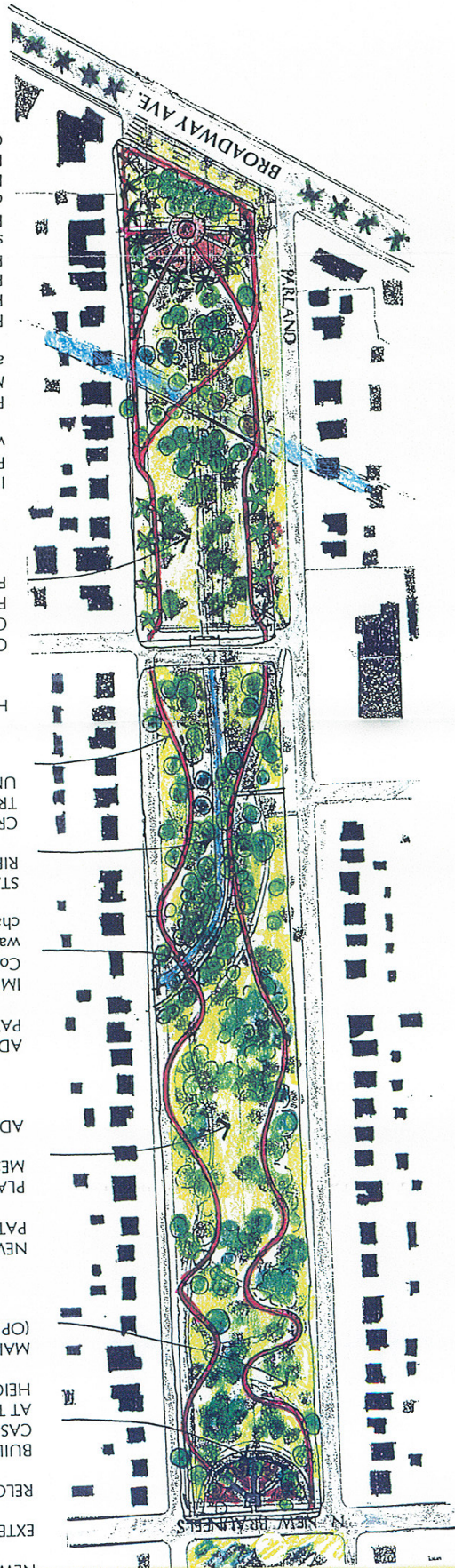
FLAGPOLE TO BE REMOVED

GREAT VIEW OF THE CITY

PAVED PATH

TELEPHONE / BUS BENCH

EXISTING FEATURES



EXTEND PATH TO CORNERS
RELOCATED STATUE OF MR. MAHNCKE
BUILD LOW STONE WALL TO FORM A
CASUAL PLACE TO REST & ENJOY VIEW
AT TOP OF HILL. WALL TO BE SITTING
HEIGHT.
MAINTAIN OPEN WILDFLOWER FIELD
(OPEN TO VIEW)
NEW 6 FT. ASPHALT PEDESTRIAN/BIKE
PATH
PLANT NEW TREES TO FILL-IN AS
MESQUITES BEGIN TO THIN
ADDITIONAL WILDFLOWER PLANTING
ADD SMALL FOOTBRIDGE FOR WALKING
PATH UNDER TREES
IMPROVEMENTS TO DRAINAGE DITCH -
Concrete bottom with stone type retaining
walls at selected areas, not a concrete
channel
STABILIZE DRAINAGE BANKS W/ STONE
RIP RAP. TREES TO REMAIN
CRUSHED LIMESTONE COMPACTED BASE
TRAIL W/ 2X WOOD EDGE (SEE TRINITY
UNIV. TRAILS 6'-0" WIDE TRAIL LOOP
H/C SIDEWALK/CURB RAMP
COVER EXISTING DRAINAGE BELOW
CROSS STREET TO CREATE OPEN LEVEL
FIELD FOR KITE FLYING, SOCCER GAME,
FRISBEE, ETC.
IDENTIFY ACEQUIA MADRE ROUTE
Possible "aqueduct" crossing drainage ditch
w/ water recirculating from fountain
FOUNTAIN TO HAVE A STONE BASE
Match existing rock walls across Broadway
at Brackenridge statue
FORMAL SPACE CONNECTING MAHNCKE
PARK TO NEW ENTRY TO BRACKENRIDGE
PARK
Planting and paving geometry to create this
space.
Re-align road from Broadway to Ave. B to
obtain access to stop light.
Provide pedestrian / bike path from Ave.
B bike path to Mahncke Park and Botanical
Center beyond.

NEW FEATURES